

SUBJECT: A report and recommendation on a zone change request for property on Oregon Street from OG to RM 0.7 in Mt. Adams.

GENERAL INFORMATION:

Owners/Petitioners:

Manoj Desai
Avista Developers LLC
380 Oregon Street, Ste 204
Cincinnati, OH 45202

Joseph Rippe
Rookwood/ Highland Tower Investments LLC
1071 Celestial Street
Cincinnati, OH 45202

Purpose:

To allow for the construction of residential units on portions of the north side of Oregon Street (see attached, Map 1).

BACKGROUND:

Avista Developers LLC acquired parcels zoned RM 0.7 (Residential Multi-Family) on the north side of Oregon Street. Avista cleared the site (which included the demolition of three unstable buildings) to develop 12 attached single-family homes. The proposed development extends one parcel (or 44 feet) into the existing OG (Office General) zone. Construction has begun on the site and two retaining walls have been constructed to stabilize the hillside in the RM 0.7 and OG zones. Avista Developers LLC is requesting a zone change in order to complete their development plans.

Rookwood/Highland Tower Investments LLC owns adjacent parcels to the east of the Avista development site, which are comprised of undeveloped land. Rookwood/Highland Tower Investments is requesting the rezone from OG to RM 0.7 so that the property may be developed into residential uses in the future. The total area proposed for rezoning is 0.8945 acres.

EXISTING CONDITIONS:

With the exception of the parcel owned by Avista Developers, the area to be rezoned is a steep, undeveloped hillside covered by a Hillside Overlay District. Before the new zoning code was adopted the subject properties were zoned R-7, a residential multi-family, high-density district. One of the parcels owned by Rookwood/Highland Tower Investments is irregularly shaped and contains portions of the Rookwood Pottery building that is located further up the hillside. The old R-7 zoning designation split the parcel and Rookwood Pottery was zoned O-1. The new OG designation did not split the parcel and what was once a residential zone was changed to office.

Adjacent Land Use and Zoning:

North: Rookwood Pottery, OG

East: Vacant lots, OG

South: Residential, RM 0.7

West: Residential, RM 0.7

Existing Plans:

The Mt Adams Hillside Urban Design and Renewal Plan (1990) encompasses the subject properties within the Urban Design boundaries and recommends an R-7 zoning designation for the western most half of the area north of Oregon Street closest to Monastery Street (See attached, Map 2). It was recommended that the eastern half of the north portion of Oregon Street be zoned R-6 and targeted for residential development, while much of the R-7 designation be left undeveloped (See attached, Map 3).

ANALYSIS OF PROPOSED CHANGE:

The area of the proposed change exists on a steep slope located in a Hillside Overlay District. A large-scale office development of the variety promoted by the OG designation would not be suitable in that location of the Hillside Overlay District. The OG designation was most likely given to those parcels during the writing of the new zoning code because they were under the same ownership as the Rookwood Pottery Restaurant located at the top of the hill, which is appropriately zoned OG. A residential use of the site would be a much more appropriate use because it would compliment the existing residential character of Oregon Street as well as reflect the previous zoning and zoning recommendations in the Mt. Adams Hillside Urban Design and Renewal Plan (1990). The RM 0.7 designation is comparable to the previous R-7 zoning of the property since both promote high density, multi-family developments.

While parking is a serious issue on Oregon Street, a change in land use does not limit parking. It is recommended that future developers for the site work with the community to create a design that promotes parking options.

PUBLIC COMMENT:

Department of Community Development and Planning staff conducted a conference on this zone change request on June 13, 2005. The petitioners, Manoj Desai and Joe Rippe, were in attendance. City Staff in attendance were Caroline Kellam (Senior City Planner) and Jennifer Walke (City Planner). No other interested parties attended the conference and no testimony was given in opposition of the zone change.

Staff received letters from the Mt Adams Civic Association and an adjacent property owner in support of the zone change. Staff also received letters from two property owners that were opposed to the zone change because development on the north side of the street would worsen already cramped parking conditions. One of the property owners; however, did support the rezoning of the parcel owned by Avista Developers, LLC, but not for the property owned by Rookwood/Highland Tower Investments. The Ohio Department of Transportation also submitted a letter in opposition to development on the hillside, stating that they do not believe the hillside should be developed in any manner that adds weight to the hillside or whose construction procedures might induce movement in the hillside because incremental movements in the slope continue to be observed.

CONCLUSION:

1. Residential uses are more appropriate along Oregon Street than office uses.
2. An RM 0.7 zoning designation reflects the previous zoning R-7.
3. An RM 0.7 zoning designation upholds the recommendations in the Mt. Adams Hillside Urban Design and Renewal Plan.

RECOMMENDATION:

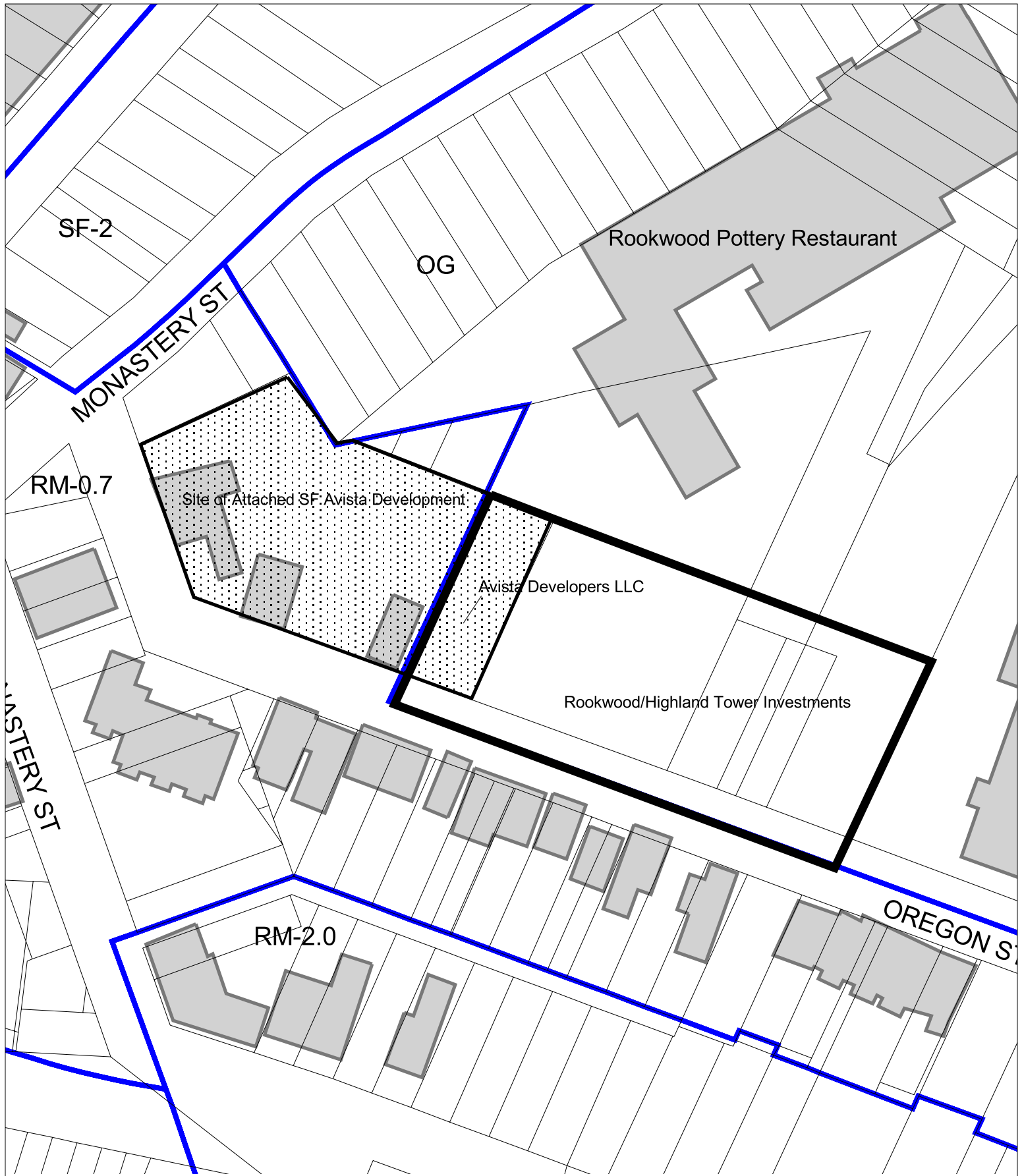
APPROVE zone change request for certain property on Oregon Street owned by Avista Developers LLC and Rookwood/Highland Investments from OG to RM 0.7.

APPROVED:

Respectfully submitted,






Margaret A. Wuerstle, AICP
Chief Planner

Jennifer Walke
City Planner



Proposed Zone Change on Oregon Street in Mt. Adams

From OG (Office General)
To: RM 0.7 (Residential Multi-Family)

-  Proposed Area to be Rezoned
-  Avista Developers Construction Site
-  Buildings
-  Parcel Polygons
-  Zoning

70 0 70 140 Feet

